

MARIN COUNTY PLANNING COMMISSION RESOLUTION

RESOLUTION NO. 4068

A RESOLUTION OF THE MARIN COUNTY PLANNING DEPARTMENT  
ADOPTING DESIGN REVIEW GUIDELINES FOR ALL DEVELOPMENT WITHIN  
THE WATERVIEW DRIVE/LATTIE LANE AREA OF MILL VALLEY

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- I. WHEREAS, the Marin County Planning Commission held a duly noticed public hearing on May 5, 1986 to consider the proposed Design Review Guidelines for the Waterview Drive/Lattie Lane area of Mill Valley; and
- II. WHEREAS, the Commission finds that the proposed Guidelines are consistent with the Policies of the adopted Tamalpais Planning Area Community Plan, the Marin Countywide Plan, and the Marin County Zoning Ordinance; and
- III. WHEREAS, the Commission finds that these Design Review Guidelines will assist in implementing the goals of the Tam Valley Community Plan by providing better defined development standards for the Waterview Drive/Lattie Lane area; and
- IV. WHEREAS, the Commission finds that the proposed Guidelines have been duly discussed and recommended for adoption by the Tamalpais Design Review Board.

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission does hereby approve the following Design Review Guidelines for the Waterview Drive/Lattie Lane area of Mill Valley.

**DESIGN REVIEW GUIDELINES**

**Floor Area Ratio**

1. The maximum FAR for all parcels shall be 30%, except that in no case shall a floor area as defined in Section 22.02.285 of less than 1,250 square feet be required. A design bonus of up to 15% of the permitted square footage of the house can be granted for any structure on the basis of exceptional design. Design elements such as extra parking and scale, bulk, and mass of the structure shall be used in determining the merits of the design.
2. Unfinished enclosed areas constituting potential expandable living space within an otherwise conforming building envelope will not be approved.

**Height**

3. Maximum height of structure from natural grade to highest point of roof shall be limited to 30 feet, except that when a building site is on or adjacent to the ridgeline, the elevation of the highest point of the roof shall be no higher than 18 feet.
4. Strict adherence to a maximum of 10 feet from lowest finished floor elevation to lowest point of grade on downslope lots will be required. It is recognized that there is some flexibility to this guideline during the Design Review process.

5. In order to further implement the intent of Numbers 3 and 4 above to reduce the height of structures, the proposed structure shall conform to existing hillside grades and contours, roof slopes shall follow the lay of the land to the greatest extent possible, and driveways on downslope lots shall slope down to lower the height of buildings as viewed from below and protect the views of upslope parcels across the street.
6. Story poles and staking may be required through the Design Review process in cases where there is concern that the structure's height or location may impact views.

#### Setbacks

7. Minimum side yard setbacks for all lots shall be 5 feet with cantilevered decks and roof overhangs allowed to project 30 inches into the 5 ft. setback.
8. Views, light, air and privacy at the respective rear deck and side yard areas of existing and proposed structures shall be respected and protected.
9. Consistent with number 10 below, the alignment of front and rear faces of buildings on adjacent parcels should be offset from 5 to 10 feet in either direction to encourage variety in building massing.

#### Parking

10. Because of severe lack of on-street parking and turn-arounds, off-street parking in addition to that required by code shall be encouraged. Typically, this could be two additional spaces in the driveway of a two-car garage. A minimum dimension of 18 feet from face-of-garage to edge-of-pavement will be acceptable provided that a sectional roll-up door is provided. No enclosure of garages for expansion of living space will be permitted.
11. In those cases where driveways are intended to accommodate additional off-street parking, driveway slopes shall not exceed 10%.

#### Design

12. Subdued and earthtone colors and textured facades should be utilized for all residences and retaining walls. Where possible, retaining walls shall be of wood construction. If concrete is required, it shall receive an integral color or texture and planting. Shrubs and/or vines should be planted along the retaining walls to minimize adverse visual effect. All exposed sheet metal and flashings shall be painted to match surrounding materials.
13. Structures should be designed without long overhangs or unenclosed undersections. Downslope decks should be of cantilevered design without supporting posts. When compelling reasons are submitted to support the use of supporting posts or similar supporting structures, the supporting structures shall be enclosed with materials compatible with the exterior building materials. Such enclosed supporting structures shall be allowed only if the enclosures do not exceed a maximum height of 15 feet from grade to avoid excessive visual mass. Landscaping shall be used to screen enclosed supporting structures when seen from below.

## Roof

14. Wooden shake or shingle roofs are not acceptable unless it can be demonstrated that they can achieve a fire resistance rating of class A or better. Tar and gravel roofs will not be acceptable.
15. Roof lines shall be in keeping with the character of the neighborhood.

## Landscaping

16. A landscaping and irrigation plan for erosion and visual screening shall be submitted with each Design Review application. This shall ensure that all exposed slopes be replanted immediately after construction to reduce erosion and potential soil creep. Erosion controlling ground cover shall be planted and vegetation growth established prior to the rainy season as defined in Marin County Code Section 24.04.625. In addition, plant materials included in the landscape plan shall be drought-resistant and fire-resistant, and on downslopes shall visually screen structures, where necessary, when seen from below, while not obscuring views from above. Trees proposed for inclusion on landscaping plans shall be selected from varieties that can be demonstrated to not exceed 20 to 25 feet in height at maturity. Installation of erosion-resistant landscaping, screening materials, and irrigation systems shall be completed prior to final inspection and occupancy of the structure.
17. Hose bibs shall be installed in front and rear yards.
18. All Scotch and French broom and pampas grass shall be removed when found.

## Wind Protection

19. Outdoor living areas such as decks or patios, should, whenever possible, be protected from prevailing southwesterly wind conditions by placement in locations protected from the winds.

## Grading

20. No grading shall take place for construction of homes unless absolutely necessary. All grading shall be performed in accordance with Chapters 23.08 and 24.04 of the Marin County Code.

## Utilities

21. Outdoor lighting should be low level.
22. Water and energy conservation measures shall be incorporated where applicable into each residence.

## Exceptions

23. When compelling reasons, such as size, shape, topography, location, or surroundings of the lot are submitted to support an exception to any of the foregoing guidelines, an exception may be granted provided that the criteria contained in Section 22.82.040 of the Marin County Code can be met. Vacant lots between existing built

lots will be subject to consideration for exception to assure that new residences will be compatible with the existing building environment.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin, State of California on the 19th day of May, 1986, by the following vote to-wit:

AYES: Commissioners: Blackseth, Fuchs, Evans, Sands, Sessi, Wilson

NOES: Commissioners:

ABSENT: Commissioners: Garfien